



**Beatty Street, Alvaston Derby DE24 8TZ**

**welcome to**

**Beatty Street, Alvaston Derby**

A well-maintained two-bedroom mid-terraced home in a quiet Alvaston location. Featuring spacious living areas, a modern kitchen, and a private garden, this charming property is perfect for first-time buyers or investors seeking a move-in-ready home near Derby city centre.





### Lounge

11' 8" Max x 11' 9" Max ( 3.56m Max x 3.58m Max )

### Dining Room

11' 9" Max x 11' 9" Max ( 3.58m Max x 3.58m Max )

### Kitchen

13' 3" Max x 6' 9" Max ( 4.04m Max x 2.06m Max )

### Bedroom One

11' 9" Max x 11' 8" Max ( 3.58m Max x 3.56m Max )

### Bedroom Two

12' Max x 8' 8" Max ( 3.66m Max x 2.64m Max )

### Bathroom

9' 8" Max x 6' 9" Max ( 2.95m Max x 2.06m Max )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Beatty Street, Alvaston Derby

- Two good-sized bedrooms (one currently used as an office)
- Spacious lounge and separate dining room
- Modern fitted kitchen and new boiler. A cellar that can be as a storage room
- Family bathroom with corner suite and over-bath shower
- Private rear garden with patio and lawn

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£160,000**

This delightful two-bedroom mid-terraced home is tucked away in a peaceful residential area of Alvaston, offering the perfect blend of comfort, convenience, and style. The property is beautifully maintained throughout, with a warm and modern décor that makes it ready to move straight into.

On the ground floor, you're welcomed by a bright hallway with stairs leading to the first floor. To the left sits a cosy lounge, ideal for relaxing evenings, while to the right you'll find a separate dining room and a well-equipped fitted kitchen, complete with access to the private rear garden - a lovely mix of patio and lawn, perfect for outdoor dining or entertaining. In addition the property has a cellar that is currently used as storage. Upstairs boasts two generously sized bedrooms, one currently used as an office, and a family bathroom featuring a stylish corner suite with an over-bath shower.

Situated in the sought-after Alvaston area of Derby, this home enjoys close proximity to local schools, shops, and bus routes, as well as excellent access to major road links including the M1, A50, and A38. The nearby city centre offers a vibrant mix of culture, dining, and entertainment, making this property an excellent choice for families, professionals, or investors alike.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121097 - 0004

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